



## Three Bedroom Detached House located in Beeston.

Offers Over  
£435,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

# 34 Kingrove Avenue Beeston Nottingham NG9 4DQ



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1103.2  
Sq ft

Nestled on a quiet, sought-after street leading toward Cliff Grove and Highgrove Avenue, this traditional three-bedroom detached home has been thoughtfully extended across the full width of the rear elevation to create a truly impressive 'wow-factor' open-plan living space.

The heart of the home is the stunning open-plan dining, living, and breakfast kitchen, designed for modern family life. A beautiful lantern roof floods the entire space with natural light, while the seamless flow into the original rooms retains the charm and character of the property. The former kitchen now serves as a highly practical utility area, complemented by a new gas boiler providing efficient hot water and central heating.

To the first floor are three well-proportioned bedrooms and a refitted shower room/WC, stylishly finished in classic white.

Outside, the property enjoys a private, enclosed rear garden - a peaceful space ideal for relaxation or entertaining. A particularly useful feature is the workshop/craft room, complete with its own electrical supply, perfect for hobbies, storage, or creative pursuits.

Located within easy walking distance of Beeston town centre and its excellent range of shops, cafés, transport links, and amenities, this home offers convenience as well as comfort.

An early viewing is highly recommended to fully appreciate the quality and space on offer.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme). Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

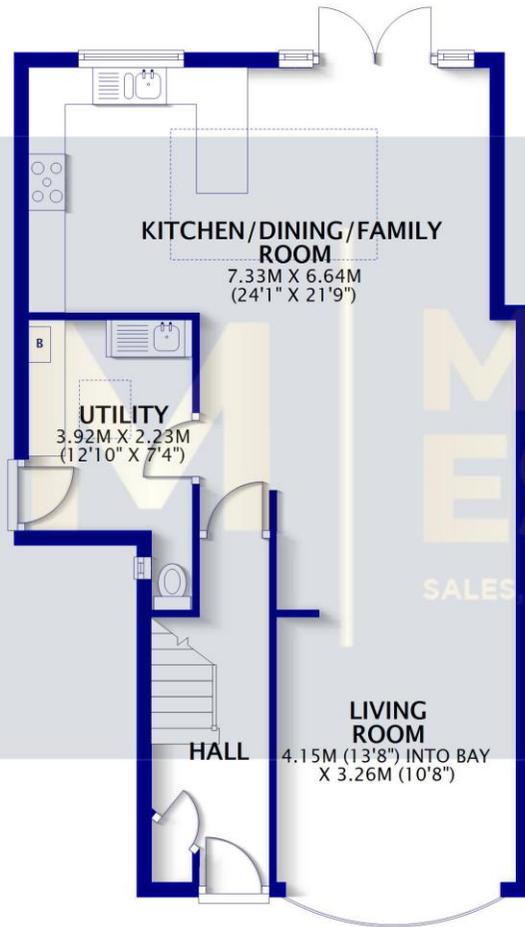
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# FLOORPLAN

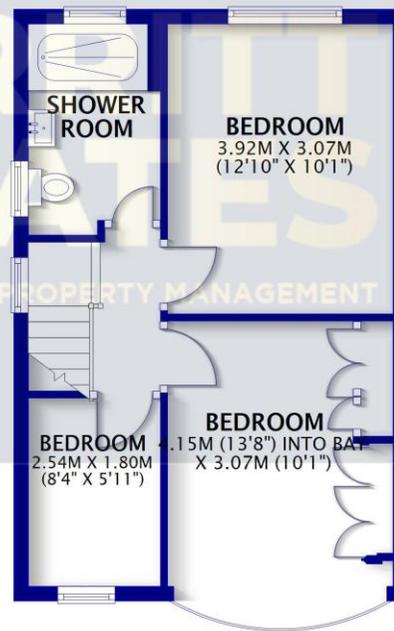
## GROUND FLOOR

APPROX. 64.3 SQ. METRES (692.6 SQ. FEET)



## FIRST FLOOR

APPROX. 38.1 SQ. METRES (410.6 SQ. FEET)



TOTAL AREA: APPROX. 102.5 SQ. METRES (1103.2 SQ. FEET)

### CONTACT

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